

## **REPORT TO THE BOARD OF SUPERVISORS**

**PLANNING AND ZONING HEARING DATE:** April 6, 2006

**BOARD OF SUPERVISORS HEARING DATE:** May 3, 2006

**CASE NO:** Z2005067

**DISTRICT NO:** 4

**REQUEST:** Rezone from Rural-43 to CS CUPD with a precise Plan of Development

**ACREAGE:** Approx. 28.04 acres

**LOCATION:** Northeast corner of Williams Dr. & El Mirage Rd. (in the Sun City West area)

**EXISTING ZONING:** Rural-43

**SURROUNDING ZONING:** C-S CUPD; Rural-43; R1-6 RUPD/PAD

**PROPOSED USE:** Retail shopping center

### **CONFORMANCE WITH ADOPTED PLANS:**

**County Plan:** The County Area Plan identifies this site for Small Lot Residential land uses (2-5 d.u./ac.). The request is not considered in concert with the plan.

**City/Town Plan:** N/A

**MUNICIPAL COMMENTS:** The City of Surprise indicated no objection to this proposal. The City of Peoria did not respond to this request.

**SUPPORT/ OPPOSITION:** Staff has received 138 letters of opposition; 31 letters of support and four letters of interest. At the Planning and Zoning Commission hearing of April 6,

2006, five residents of the subject area spoke in opposition to this request, and two residents spoke in support of this request. There were five other property owners present in support, but did not speak.-

**STAFF**

**RECOMMENDATION:**     **APPROVE** with stipulations

**COMMISSION**

**RECOMMENDATION:**     **APPROVE** with modified stipulations (by unanimous vote)

**COMMENTS:**

As of the printing of the Board packet, requirement for a  $\frac{3}{4}$  super-majority vote of the Board for rezoning approval had not been triggered.